

**TOWN OF ROCKY HILL
HIGH SCHOOL RENOVATION COMMITTEE
SPECIAL MEETING OF APRIL 16, 2014**

Present: Frank Morse (Chairman of Board of Education), Brian Dillon (Board of Education), Rene (Skip) Rivard (Board of Education), Bryan Addy (Chairman of Public Buildings Commission) and Tom Beaudoin (Public Buildings Commission). Also present were: John Mehr (Finance Director), Mike Sorano (Friar Associates) and Lorel Purcell (O & G Industries, Inc.)

Those absent: Mayor Henry Vasel, Councilor Nadine Bell and Councilor Tim Moriarty.

I. CALL TO ORDER

Chairman Frank Morse called the April 16, 2014 special meeting of the High School Renovation Committee to order at 7:34 p.m. in the Elevator Conference Room, Town Hall, 761 Old Main Street, Rocky Hill, CT.

II. REVIEW, DISCUSSION & POSSIBLE ACTION – VALUE ENGINEERING ITEMS FOR RHHS RENOVATE AS NEW PROJECT

Chairman Frank Morse told Lorel Purcell that he would be turning this meeting over to her at this point because this was her estimate, which was dated April 16, 2014. Chairman Frank Morse said they were going to go over this bullet by bullet. (Please see the attachment.)

Chairman Frank Morse referred to # 1 on this with regards to the changes to be made to the base bid drawings and specifications. Lorel Purcell said as of now, they have a bunch of existing walls that are going to be demolished and the entire lower level is going to be reconfigured. It will be cheaper for them to use gypsum. This will be a high abuse gyp board on both sides and it is not going to just be the block. There will be a value of not going back to the block. Chairman Frank Morse confirmed what this will be. Mike Sorano said that many of these walls are behind casework, etc. and he said that they would consider this acceptable. Rene (Skip) Rivard asked why they didn't go with these things to begin with for all of them. Lorel Purcell said that it was how the design developed with all of these items and they have to find a way to do things when they are faced with an overage. Rene (Skip) Rivard said that he understood that. Lorel Purcell said it would be nice to put masonry in and Chairman Frank Morse said that kids couldn't kick holes in that. Rene (Skip) Rivard asked if this will be fireproof and Lorel Purcell said yes. Rene (Skip) Rivard said he pretty much was going to ask questions about many of these items. Chairman Frank Morse told Rene (Skip) Rivard that the bottom line is that they are over budget and they have to cut back. Rene (Skip) Rivard said he knew that they have to cut back and he knew that they are over budget. Tom Beaudoin said that they were over budget before they even got the bids. Lorel Purcell said that was correct. Mike Sorano said that sometimes there is a little story behind these things too. He said there had been a time when they were going to try to save all of the walls down on the lower level. He referred to the complexity of the phasing plan.

He then explained that they are going to be able to swing the woodshop so that a semester of that won't be missed. Things got reconfigured. He said that now that they are rebuilding everything, the default was to build this in masonry because that already exists. In order to save \$40,000 now of this overage though, they will be able to build this with abuse resistant gypsum. This will be an acceptable construction technique.

Brian Dillon asked what the longevity is of the gypsum compared to the masonry wall. Lorel Purcell said these both would last the same amount of time. She doesn't know if the kids are going to throw anything through the gypsum though compared to masonry. Brian Dillon said his thought is that for things that are infrastructure and that are concealed behind walls, they should try to not play around with those and they should keep those intact. He said that they could go for things later on that they could change out or upgrade because this will be something that once they build it, this will be what it is until it is so bad that they will have to renovate it. He would rather keep this masonry he said because they know that this will last longer than the building will at this point and they will never have to go back to touch it. Mike Sorano thinks the abuse resistant gypsum will be fine and he said that it is really hard. Brian Dillon asked about noise resistance and vibration, etc. Mike Sorano said this wall type will have the STC rating that is required and they will actually get a little better STC rating with this gypsum compared to the masonry. Rene (Skip) Rivard asked again why they didn't choose gypsum in the beginning then. Lorel Purcell said because it is nice to have masonry. Brian Dillon said that masonry will last longer. Chairman Frank Morse also said if there is ever water damage on a gypsum wall then that will have to be ripped out. He explained more. Mike Sorano told Rene (Skip) Rivard that they tried to pick materials that will be durable and long lasting. Mike Sorano said his default is usually masonry in corridors and gypsum in classrooms. Everything in the lower level is essentially a corridor wall on one side and a classroom on the other so he said that the default doesn't really play down there. Bryan Addy said this is easier from an electrical perspective too. Tom Beaudoin agreed and he said the wiring will be brought up once this is framed out as opposed to them having to work with a mason.

Lorel Purcell referred to Item # 2 and she asked Mike Sorano if this is what he brought a sample of to one of the meetings. Mike Sorano said he had brought a couple of these tiles to a meeting. This is a different type of ceiling tile and he explained more. This ceiling tile will meet the ones that have been used at West Hill School. He told everyone that they will really want to use this one. Tom Beaudoin said they will be better off to do this and they will get a "good bang for their buck" with this.

Bryan Addy jumped to Item #35 and he said that he didn't know if they had this backwards because he said this stated that the Optima 2X2 ceiling panels will be used in lieu of the school-zone fine fissured 2X2. Lorel Purcell said that she didn't think so. Bryan Addy said the Optima 2X2 ceiling panel is the highest end tile. Lorel Purcell asked Bryan Addy if he thinks the description might be backwards and he said yes. Mike Sorano told Bryan Addy that he thought he was right. Bryan Addy said he was sorry to jump ahead and Lorel Purcell said that was alright.

Lorel Purcell referred back to Item # 2. This will be the same quality and it will have the same STC rating. Mike Sorano said if he had picked this tile the first time around that the estimate would have been \$104,000 less.

Lorel Purcell referred to Item # 3. She confirmed that this will be for the new team rooms and the new locker rooms. Mike Sorano said that is correct. Tom Beaudoin asked if the concrete floors are just going to be sealed. Mike Sorano said correct. Brian Dillon told Mike Sorano that the ceramic tile could be put back into CIP for a future year. Mike Sorano said a lot of locker rooms are just concrete. Brian Dillon said that is fine and that they always have the opportunity to go back to tile them. Chairman Brian Dillon asked if this concrete will be dyed or if it will just be sealed gray and Mike Sorano said it will be sealed gray. Lorel Purcell confirmed that this will be clear. Mike Sorano said yes. They will just put a sealer on the concrete after it is cured. He explained that they defaulted with the higher spec on this and he explained some more.

Lorel Purcell referred to Item # 4 and she said that this is just a finish change. She told everyone that she didn't know how they felt about this. Chairman Frank Morse said he felt for \$3,455 that he wants tile out there (in the main lobby) that will last. Everyone said they were with him. A brief discussion took place. Lorel Purcell said she would "X" this out. Brian Dillon said yes and also to do that for Item # 5.

Lorel Purcell referred to Item #6. Tom Beaudoin said that is a "no-brainer" and everyone agreed. Mike Sorano said this is in the front of the school and at first he had thought that they needed to do this but they actually put a berm in, as well as a chain link fence, and they are saving a lot of money.

Lorel Purcell referred to Item # 7 and she said that this is really a way that they did the takeoff. She explained more and said that they had been carrying too much.

Lorel Purcell referred to Item # 8 and she said that she didn't know how many times this had happened or if this was a mistake (with regards to the insulated glass).

Lorel Purcell referred to Item # 9. Mike Sorano said basically that the State mandated new acoustical criteria for schools. This calls out the STC rating for the minimum of walls. He said they assumed this meant the doors. They specified a real expensive door and they then found out that they didn't need to do that door to meet the code. This will still meet the code now and there will be a reduction of \$200,000. Chairman Frank Morse asked if the walls will be a STC rating of 44. Mike Sorano said the walls will be a STC rating of 49 and the doors need to only be half of that. Mike Sorano said a STC rating of 30 is for a good door. Lorel Purcell confirmed that this meets the STC requirements that the State of Connecticut requires. Mike Sorano said that is correct and he said that he wouldn't recommend this if it didn't. Bryan Addy asked if there are seals, etc. associated with these doors. Mike Sorano said yes but he said it isn't as extreme.

Lorel Purcell referred to Item # 10. She guesses that they do rebar and grout every so many courses vertically but this is really not required if it isn't a bearing wall. She asked if they don't really have any high walls. Mike Sorano said they do just in the addition. Lorel Purcell asked if they are bearing walls and she was told that they aren't. Mike Sorano said one may be a shear

wall. Lorel Purcell confirmed that they wouldn't be doing this in a shear wall. Mike Sorano said no and he said they absolutely wouldn't be reducing it.

Lorel Purcell referred to Item # 11. She said they will be getting a TPO roof. They have a drawing that shows there will be a walkway around every rooftop unit so that they can be maintained. The walkway that would go between the units will be eliminated. Tom Beaudoin asked if there is a need for the ones around the RTUs. Mike Sorano said yes and he referred to the guys who will be on the roof. They will be putting their toolboxes down. Lorel Purcell said this is really all that this is for. Mike Sorano said this will be a layer of protection that they will want to have. Bryan Addy asked if they looked at different options for roofing. Lorel Purcell said there is TPO and there is EPDM, which is cheaper, but she said that they don't want to go there. Mike Sorano said they want to have an ENERGY STAR roof. Bryan Addy asked if the pricing was looked at. He asked if they are talking about \$500,000 for roofing and he said for them to not go to the "Cadillac" for roofing. Mike Sorano explained what their energy model requires. He said they could look at a number with regards to downgrading to the EPDM. Bryan Addy thinks this would be an easy thing to look at. Mike Sorano told them that he could give them the pros and cons with regards to the EPDM but he said that he has been warned against this though. He told them that they will look at this. Lorel Purcell confirmed that there will be the same warranty. Tom Beaudoin asked if that is thirty years. Lorel Purcell said she thinks it is twenty years or twenty-five years. Bryan Addy asked for them to see what a roofing contractor says.

Lorel Purcell referred to Item # 12. She said this is an easy one and this is just attic stock.

Lorel Purcell referred to Item # 13. She explained some more about this. Tom Beaudoin said he had just put this in his house and he isn't sure if he is sold on it yet. Mike Sorano said the savings here will be in the labor as well. Chairman Frank Morse said he was okay with this. Tom Beaudoin said they are seeing this more and more now.

Lorel Purcell referred to Item #14 and Item # 15. These are for storm piping as far as insulation is concerned. There are vertical stacks for storm piping. She gave more details about this. A real roof drain will still be insulated when it is going horizontal but the insulation will be left off of it when it runs straight down the wall. Mike Sorano said the issue here is condensation and it isn't that they are afraid that these are going to leak. There are a lot of reasons as to why they had accepted this and they think this is within their engineering parameters. Lorel Purcell explained more about Item # 15.

Lorel Purcell referred to Item # 16, Item # 17 and Item # 18. She said those are all going from cast iron to PVC for certain piping systems. There is the overflow storm pipe, which is above the ceiling. They will have above ground waste and vent piping, as well as above ground storage piping. She explained some more. Bryan Addy asked if there are any concerns about sound with them going to the PVC. Mike Sorano said he would look into this. He said there is a STC requirement for wet walls and he said that he will make sure they are protected.

Lorel Purcell referred to Item # 19, which is in the base bid, and she explained more about that.

Lorel Purcell referred to Item # 20 and she said this isn't required so she didn't know if they had to talk about it because she didn't even know if they have this. This is just a leftover of their reconciliation.

Lorel Purcell referred to Item # 21. She said there is some existing ductwork that they will be reducing in the auditorium and she asked if this will be in the pool area too. Mike Sorano said this will be in the gymnasium. Lorel Purcell said the rest of the project will have all brand new ductwork. They are going to ensure that the ducts will come sealed during delivery and that they are kept sealed during construction so then there won't be much of a need to do thorough duct cleaning for the new ducts. The duct cleaning will still be kept for the existing ducts. She said that they will keep an allowance. Bryan Addy confirmed that they have an indoor air quality program. Lorel Purcell said that is correct. Mike Sorano said this strategy does meet Connecticut High Performance Building Standards.

Lorel Purcell referred to Item # 22. Tom Beaudoin asked if they had looked at PVC. Lorel Purcell thought they had just looked at the metallic black cable. Tom Beaudoin said the base would be EMT with conductors but he said that they are going to be going with MC cable. He told them that they could also just use regular fire alarm cable above the ceilings and he mentioned what this would be rated. He explained that he would rather have MC versus cable but plenum rated will cost a lot less than MC with regards to a cost savings. Lorel Purcell asked if they should consider this as an engineering type of thing. Mike Sorano said this couldn't be used because they don't have plenums. Tom Beaudoin said if they don't have plenums then there is non-plenum rated cable. He said that anything that is exposed has to be a conduit and he is sure this is stated in their specs anyways so he said that they would be covered that way. He mentioned that this would be another cost savings. He asked how many devices there are going to be and he thought this was almost seven hundred. Mike Sorano said yes. Tom Beaudoin thinks that the savings even on MC would be bigger than what they are denoting. Lorel Purcell asked Tom Beaudoin what he was calling this. Tom Beaudoin said fire alarm cable in lieu of MC. Lorel Purcell asked if this would be something that the Fire Marshal or the engineers would want to weigh in on. Tom Beaudoin said the Fire Marshal could be checked with.

Lorel Purcell said that Item # 23 states "not used".

Lorel Purcell referred to Item # 24. She asked if this is something that could be clarified. Mike Sorano said the Wenger music storage cabinets are a really nice "Chevy". Chairman Frank Morse asked with the ed specs if storage has to be given. Mike Sorano said there is storage. Chairman Frank Morse knew that he didn't quote Wenger in his ed specs. Mike Sorano said there are nice white metal lockers by the music room now. Those will be moved to the new music room and a few more will be bought to match those instead of buying all new Wenger music storage cabinets. Brian Dillon said this is fine because they can put this in the budget down the road and they can buy Wenger. This is one of the things that will be on the wall and not buried in the wall where they will never get to them afterwards. Lorel Purcell and Mike Sorano agreed. Rene (Skip) Rivard asked what will be stored in them. He was told that instruments will be. He asked if the lockers have doors. He then referred to having the shelving instead. Mike Sorano referred to what was stated. He said they have been carrying the same

writing but this is actually not shelving. Rene (Skip) Rivard confirmed that the music storage cabinets will be lockable and Mike Sorano said that is correct.

Lorel Purcell said she was going to skip Item # 25 and Item # 26.

Lorel Purcell referred to Item # 27. She said they had a drawing that showed how they were feeding the set of light fixtures that are outside the building. This would be coming from the building and they were going to do a nice long trench. They decided that they would save all of this trenching if they just run through the building and just come out a different way. Tom Beaudoin said as an electrician that he would take this off at the closest point and run it through the building anyway as opposed to going all the way around. He asked if the feeders for the entire project were looked at. This would be in lieu of going with copper and going with aluminum instead. He is finding that aluminum is being called out a lot more now on projects on cables that are of anything that is Number 6 or larger. He explained some more. This would be a huge cost savings and they would probably be saving \$200,000, if not more, by going with aluminum. Mike Sorano referred to his engineer. Tom Beaudoin said that engineers never want to go with this. He said that he didn't want to "bastardize" somebody's design. He explained that his background is also in engineering and he stated that he isn't new to the game. Mike Sorano said that he can suggest this but he needs to convince his engineer to stamp the set of drawings. Tom Beaudoin asked Mike Sorano if he was referring to Bruce Dalkowski. Mike Sorano said yes. Tom Beaudoin said he has done quite a few projects with Bruce Dalkowski so he said that he would talk to him. Brian Dillon asked Tom Beaudoin what he thinks this is worth. Tom Beaudoin said at least \$250,000, if not more. Lorel Purcell said this would be bid that way. Brian Dillon said it has to be in the bid.

Lorel Purcell referred to Item # 28. She believes it is the fabric that would be the cost. Brian Dillon said this is a "no-brainer". This is something that they can replenish later with cork.

Lorel Purcell referred to Item # 29. She wasn't sure why this item was on here. Mike Sorano said this is because money had been carried for furring out every single wall in every single classroom. This is because they hadn't been meeting the STC rating. In the new acoustic requirement, it is different to do a new construction versus doing a renovation. They have to go to a chart when they are analyzing existing buildings and this gives them a rating of the different existing conditions. They had looked at 6" concrete block walls and this carried a STC rating of 46 but they need a STC rating of 49. They had to add furring and sheetrocking on one wall in every single classroom throughout the entire building. They talked to their acoustic consultant as to how they could get around this. They looked at 6" masonry block. They didn't look at 6" painted masonry block but that was all that they needed to do because the paint fills in the little holes.

Lorel Purcell referred to Item # 30. Brian Dillon said that he would keep this because this is for the entrance. Lorel Purcell asked if there will be porcelain tile on other walls besides the north wall. Mike Sorano said no and he said that this is the wall that is in front of the auditorium. Tom Beaudoin said the brick wall that is there never bothered him. Brian Dillon said that is the main thoroughfare. Chairman Frank Morse told them to "X" this item out because they are

going to save \$250,000 for the aluminum. Lorel Purcell asked if they wanted her to reject this item and Chairman Frank Morse said yes.

Lorel Purcell referred to Item # 31 and she said that this is just another continuation with regards to the ceiling tiles being picked out. Chairman Frank Morse said they already had picked that out. Everyone agreed.

Lorel Purcell referred to Item # 32. They have a lot of site furnishings that are showing on the outside of the building. Mike Sorano said this would be for changing the seat bollards to just regular ones. Lorel Purcell confirmed that this is just for the bollards and Mike Sorano said yes. Chairman Frank Morse asked what these bollards are going to be protecting. Mike Sorano said these will be protecting them from having cars driving into the entryways. Chairman Frank Morse said okay.

Lorel Purcell referred to Item # 33. They have quite a few tack boards in the corridors and also in all of the classrooms. All of the tack boards in the classrooms will be kept but the tack boards in the corridors will be eliminated. Brian Dillon said that is fine and Chairman Frank Morse said the hallways will be painted. Mike Sorano said his interior designer thought this would be a good idea.

Lorel Purcell referred to Item # 34 and she said this is a work in progress. There is no value for this because it is morphing. This will be for all heavy duty things, like shop items. She gave more details about this. Brian Dillon said he would cut this by \$100,000 and he mentioned that they had \$113,000. He said this could be funded through their budget. He mentioned that they could do \$25,000 per year. Mike Sorano said spray booths have been integrated into the HVAC system because those are something that they have to do. Brian Dillon agreed. Lorel Purcell mentioned again that they are still determining the value for this item but she told them that they are good with this. Brian Dillon told them to make sure that they go for \$100,000 for this and not something ridiculous like \$5,000 or \$6,000 because they can build this in over time. These are things that are moveable and that they can work in later. Lorel Purcell said they are just going to provide the spray and the finish booths. Everything else will be out. Brian Dillon said they can fund the items off of this list over time.

Lorel Purcell referred to Item # 35 and she told them that they had talked about that. This is just a ceiling change.

Lorel Purcell referred to Item # 36. She said this is really signage and she told them to think about this as that. They had quite a bit of this in their design and they are thinking about deleting the pin signage for the auditorium, as well as some large pool regulation signage. Mike Sorano explained a little about the signage that stated the "Harold G. Symington Memorial Auditorium". Lorel Purcell said these are raised letters. Rene (Skip) Rivard asked what the letters are made out of. Mike Sorano said these are made out of brushed aluminum. Rene (Skip) Rivard asked if these raised letters could be done in another material. Mike Sorano said they can definitely get a more efficient way to have this done. Brian Dillon said the savings is that there is no blocking. Mike Sorano said this is very labor intensive and he doesn't think they are required to have this.

He said that they will do their best to make this look really nice. They will get a nice poster type of sign.

Lorel Purcell referred to Item # 37. This will be for the entire building. Tom Beaudoin asked if this is for the entire building or just for the addition. Mike Sorano said the entire building doesn't currently have this system. Everything is grounded. Tom Beaudoin said a lot of the new schools are putting this in. Bryan Addy said these are all for CREC schools.

Lorel Purcell referred to Item # 38 and she said this is another one that they are morphing around with. She referred to this Wenger locker which is really nice and it is a type of unit for the football team. Mike Sorano said the whole idea behind this is that it will be big enough to hold the football uniforms because a regular standard locker can't do that. Lorel Purcell confirmed that they had lockers in the home team's and visitor team's locker rooms. These Wenger lockers will just be put in the home team's locker room and the lockers in the visitor team's locker rooms will just be changed out to regular lockers with benches.

Chairman Frank Morse referred back to the lightning protection and he asked if they could put this as an add alternate. Tom Beaudoin said yes. Bryan Addy said that number seems high. Tom Beaudoin said depending on where they want to go that they can do a lot better. Chairman Frank Morse said Mike Sorano won't have to take this off of all his plans either then.

Lorel Purcell referred back to the Wenger lockers.

Lorel Purcell referred to Item # 39. They have audiovisual equipment in the gym, in the Media Center, in the cafeteria and in the auditorium. They think there is a way of reducing this and coming up with a more cost effective way of providing this. Mike Sorano said Jahala Grous (IT Director for the Board of Education) already has some of these things being donated and she is buying some of this through other sources. Mike Sorano said they had a whole system that was designed and priced out and then Jahala Grous mentioned what she could buy so he said that they can take some of the things right out of this. Lorel Purcell said Rocky Hill High School will still get everything that was wanted with regards to a sound system but it is just that they can reduce the budget. Finance Director John Mehr asked if Jahala Grous has this budgeted for already in the Board of Education budget. Chairman Frank Morse said he didn't see anything in this year's budget for this. Mike Sorano said this is coming from another source.

Rene (Skip) Rivard asked if they have connections for Community TV there. Chairman Frank Morse said they don't yet. Mike Sorano said there are control boards. Brian Dillon said under the agreement from the cable companies that they run the lines for Community TV so he told everyone that they wouldn't be responsible for this. Rene (Skip) Rivard said they are doing a renovation so he asked if they shouldn't talk to the cable company about putting a link in for this. Mike Sorano said that he would check this out. Brian Dillon said they would have to abandon the other one and he said that they are only responsible to give them a place to broadcast. Rene (Skip) Rivard said this would be worth checking into.

Lorel Purcell said whatever they can get back with regards to the audiovisual equipment that they will. Mike Sorano said a bonus is that they will get to their budget without pulling these things out.

Lorel Purcell referred to Item # 40. She said they were going after the technology budget and she explained some more. Jahala Grous is offering them \$100,000 on the telephone budget. Lorel Purcell thinks they were carrying \$161,000 in the telephone budget and the server is all that they have to pay for. She explained some more and she said that the telephones are in the contractor's scope. Tom Beaudoin said okay and he said that he would have to take a look at the spec. Finance Director John Mehr asked if this ties into the connection to the rooms. Tom Beaudoin said this is just for the equipment. Lorel Purcell said they are still budgeting for the headend equipment and they are lightening up the rest of the money that was in the budget. They will still get telephones in all of the rooms.

Lorel Purcell referred to Item # 41 and she said that this is a work in progress as well. This number has grown since the referendum has passed. They are going to be focusing on the substituting of manufacturers. There is a huge difference in manufacturers. Brian Dillon said this is fine as long as they will get the life expectancy and that the layout won't change. Tom Beaudoin mentioned about how much money is in that spec. Brian Dillon told Tom Beaudoin the issue is that the kids don't have enough time to eat because the existing layout isn't conducive. Tom Beaudoin agreed but he said that they were talking about the equipment itself that they are buying. Brian Dillon said they are going to set this up so that single stations and other things are done. Mike Sorano said they aren't going after the quantity because it will be the same exact thing. The specs are going to be opened instead so that not everything will be Hobart. Brian Dillon said this will be fine as long as there isn't a change in the layout. Rene (Skip) Rivard asked if there will be similar warranties and he was told yes. Mike Sorano said they are just opening up this spec a little bit.

Lorel Purcell referred to Item # 42. There is nothing wrong with the existing lockers and they just need to provide ADA ones. Chairman Frank Morse said he has been hearing about these natatorium locker rooms. They are disgusting, etc. Brian Dillon said this space is a public one for the community to use because they have the senior swim, etc. Everyone sees this. He said it would be ridiculous for them to do this high school renovation project and for them to leave the locker rooms and showers looking like this. Bryan Addy asked what they have in the natatorium for doors now. Mike Sorano said they have stainless steel doors now that are in pretty good shape but the hardware is rusting out. They are looking at saving the doors and just replacing the hardware as opposed to them buying all new stainless steel doors. He said this isn't actually on the list and this is something that they are actively investigating right now. It looks like they are going to be able to get some money out of this.

Brian Dillon referred to the curbing over the pool. The water goes over the edge right now when there is an overflow of it. The water goes into the doors and into the storage area. He thinks some of the doors are starting to rust on the bottom. He also said these are going to have to be resized with some sort of lip being put in to keep the water out of there. Lorel Purcell mentioned something about them not being able to do a lip. Brian Dillon said they will be able to against the back wall and he explained some more. He said there has to be something for that storage

area. He told them that they are going to have to look at this. Mike Sorano said this wasn't on the list right now. Brian Dillon said the existing doors going out are both shot and broken. Mike Sorano asked if these are the outside doors. Brian Dillon said yes. Bryan Addy asked them about looking at fiberglass for these and he mentioned that this had been done at a recreation center in Hartford. Mike Sorano said that is something that they had talked about. Bryan Addy said they have \$47,000 for stainless steel doors.

Lorel Purcell referred to Item # 43. Tom Beaudoin asked why this would be done because he said that is the whole point of the projector and the interface with the computer. Mike Sorano said they didn't know what projectors they were going to use so a boilerplate riser was priced and the projectors have since been chosen so that is why this is being deleted. Tom Beaudoin confirmed that the VGA hookup isn't needed for this. Mike Sorano said that is correct. Bryan Addy asked what VGA stands for. Rene (Skip) Rivard said this is the plug for the projector. Brian Dillon said this is all of the infrastructure that is in place for the projector. Mike Sorano said the projectors that Jahala Grous wants are Epson projectors that will work with the Smart Board technology. Mike Sorano gave more details about those. Brian Dillon confirmed that they won't be complaining three years from now as to why they don't have VGA. Mike Sorano said that since he has started doing schools, this is the best solution he thinks that they have put in the school. He told them that they are going to have some really nice things. He explained that these projectors will be mounted right on the walls and the technology for these is way better than it had been. Rene (Skip) Rivard asked if speakers will be put in too. Mike Sorano said yes.

Lorel Purcell told everyone that they realized as they went through this list of items that there really wasn't anything that was educational. Tom Beaudoin asked if they wanted them to throw out a couple of other things. Lorel Purcell said that she wanted to make sure that everyone was in agreement that this wouldn't be hurting the kids. Mike Sorano said that he thought after this evening's meeting that he was going to be making these changes to the documents. Lorel Purcell told everyone that they would get a list.

Lorel Purcell then referred to the add alternates. She told them that they would see that there are some original ones because some were already being put in. She then said that the add alternates are items that people don't want to let go yet. They want the pricing to come in so that if the budget can afford it when the bids come in then these items can be done. She explained though that there is a chance that these won't get done. The school has given their opinion as far as what their high priority is so those items are at the top of this list. These are items that the school doesn't want to lose altogether.

Lorel Purcell referred to Item # 1 with regards to the add alternates and she said that right now the concrete in the existing stairs will be left like that. Mike Sorano said this will be cleaned and resealed. Chairman Frank Morse asked if the aluminum will be put with the slip resistant nosings on it and he asked if all of the nosings will be replaced. Mike Sorano said the nosings will be replaced. Lorel Purcell said they are carrying something for that. The alternate is to have rubber flooring put in, in the stairwells. The school will get this if they can afford it.

Bryan Addy referred to the overall layout of the alternates and he asked how this goes. He asked if these are going to be the actual alternate numbers. Lorel Purcell said this is her numbering and she put the high priority items at the top. Friar Associates has an alternate section where this will go. She said that alternates will be on her bid form. Bryan Addy said he didn't know if there will be any verbiage with regards to accepting the alternates in order. Lorel Purcell said no. Mike Sorano said there is no requirement that Alternate #1 will have to be taken before Alternate # 2, etc.

Brian Dillon referred to Item # 8 and Item # 9 and he said those are things that they can do themselves later on when funding is available. Lorel Purcell said they left these in there because they already designed this. Brian Dillon referred to the \$13,688 and he asked why they didn't keep this in the site work package because this will cost them more to have it in as an alternate probably. Lorel Purcell said no. This would be an add alternate so the retaining wall would be excluded in the base bid. The alternate would be to have the retaining seat wall installed. Brian Dillon said correct but he asked them if they didn't think that they would get more value by putting this in the site work package. Bryan Addy said that is correct because value is lost in alternates. Lorel Purcell told Brian Dillon that he was looking at the wrong line and the \$13,688 is for the casework. Brian Dillon apologized and he said he was looking at the wrong number. Bryan Addy said the retaining seat wall has already been taken out of the base bid. Lorel Purcell said that is right. She explained some more. Tom Beaudoin asked how many add alternates they had right now. Lorel Purcell said right now there are 15 on this list. Mike Sorano said 6 alternates were already existing. Tom Beaudoin said they have 21. Lorel Purcell said no. Mike Sorano said they added 9 add alternates to the 6. Lorel Purcell said they are going to add the lightning protection so there will be 16 add alternates.

Lorel Purcell referred to Item # 2 and she said that the school said this is a high priority. She asked if this is needed. Mike Sorano said the State Department of Education and the people at the federal level have modified their thinking on this. It always had been that access to the stage was needed from the auditorium. He explained about their configuration and they were told that it is acceptable. He said they don't like that idea but they are meeting the code without this so this was put on the add alternate list. Lorel Purcell confirmed that this is the kind of lift that folds up. Mike Sorano said that is correct. Bryan Addy said this always can be added in down the road. Mike Sorano said they already have the State signoff on this about them being allowed to use it. They have a modification approved for every single lift that will be going in the school right now. Bryan Addy referred to the provisions for the electrical, etc. and he asked if that should be done in the base project so that the lift can just be added. Lorel Purcell told them that she didn't know if they have seen all of the power that will be in that building. Tom Beaudoin said this will be in a certain area that won't be that easily accessible so they probably would want to get this locked in now. Lorel Purcell said this won't be a new wall. Chairman Frank Morse said they don't have to put this in because they can buy this at any time but he said then again that they have to have the power. Lorel Purcell said this is high priority because the school wants it.

Lorel Purcell said Item # 3 was an original alternate so they didn't have to talk about that. Chairman Frank Morse said they should talk about it and he asked why they would only do 18". Lorel Purcell said this is for a certain area around the pool. Mike Sorano said there are two

things with regards to this. He said they didn't say to have all of the tile replaced when they had written the ed spec so this wasn't carried in the budget. They decided to at least take care of the tile that is damaged when they had realized that this tile around the perimeter of the pool is in really bad shape. They then decided to do the whole thing because taking care of just the tile that was damaged wouldn't be the greatest thing to do but that came in over budget. They decided then to have this done as an alternate. Brian Dillon asked if they knew what the approximate value of the difference was. Finance Director John Mehr referred to Brian Dillon's theory about how this gets a lot of public use. Brian Dillon said this is what he is thinking because people are in there all of the time. Finance Director John Mehr mentioned about them doing this whole thing and then maybe cutting the lighting protection out. Brian Dillon said that nobody is going to realize that they didn't put the platform lift to the stage but he said that they are going to see that only half of the caulking was done around the pool. Mike Sorano said they put 18" around for this so that they could make this look like it is an intentional design. Bryan Addy asked what kind of shape this is in. Mike Sorano said this is right around the pool and it needs to be replaced. The rest of it is "survivable". Bryan Addy asked if they could replace the broken tiles and then coat over everything with some type of an epoxy system. Mike Sorano thinks they just have to acid wash this but the problem is that it is old. It would be nice to give this a facelift and he said this is a perception issue.

Lorel Purcell referred to Item # 4. Mike Sorano said there are classrooms and computer rooms that are interior spaces so they don't have outside windows. These are "butt" up to the Media Center so they don't have natural light in them but there is natural light that is coming in through the Media Center. High clear story windows were put in the original design in the existing wall between the Media Center and these classrooms so that they can get some natural light into the classrooms. They thought this would be a nice thing to have even though it isn't necessary or required. Chairman Frank Morse referred to this being an add alternate for \$7,000 and he said it is ridiculous. Brian Dillon said for this to be put in the base bid. Mike Sorano said they had thought this would be worth more money. Lorel Purcell confirmed that they want to take this out and put it back in the base bid. She was told yes.

Lorel Purcell referred to Item # 5. She asked which bathrooms these are. Mike Sorano said all of the bathrooms are basically being reconstructed and this will be perfectly acceptable. Bryan Addy asked if they are doing wall tiles, if they couldn't do gypsum as the backer. Mike Sorano said the money here is in the ceramic tile. Rene (Skip) Rivard asked how the graffiti is on the walls. Mike Sorano said they are going to be putting in card swipe access to the bathrooms. Lorel Purcell said they will leave this as an alternate.

Lorel Purcell referred to Item # 6. She said labor will be involved with this. Brian Dillon said for \$12,000 for them to take this out and to put it in the bid design.

Lorel Purcell referred to Item # 7. She said there might be a happy medium to this instead of having everything cleaned. Mike Sorano said this won't be repointing. Lorel Purcell mentioned to them about if they feel like they want to do this and she referred to if they have contingency money left over. Brian Dillon said that he wouldn't even put this in and he said they can see if they can negotiate a change order. Lorel Purcell asked if they don't even want to get the price for this in as an alternate. Brian Dillon said no because this will be two to three years down the

road. Mike Sorano said this would have to be bid in the end for the State to reimburse this because they can't just do a change order on this kind of thing. Tom Beaudoin explained that the contractor owns this and this is the problem with phased jobs. Brian Dillon asked if a crazy number would be thrown at this because they won't want to be here three years down the road. Tom Beaudoin said yes as an alternate. Brian Dillon said that he would wait until they are at this point in the project. Lorel Purcell asked if they should take this off as an alternate altogether. She was told yes.

Lorel Purcell referred to Item # 8. She said that she personally didn't know what the detail is for the additional science casework in the base bid so she isn't sure how many pieces this is but this is something that was determined to be over and beyond. She thinks there is going to be extra wall space so cabinets are being put there. Brian Dillon said to put it in the base bid because this is a small item. Lorel Purcell confirmed that this should be left in the base bid and she was told yes. She told them that they were going the wrong way. Her philosophy is for this to be left out of the base bid and then they don't have to worry about it. Bryan Addy asked if the casework they have is wood or steel. Mike Sorano said this will be wood mostly. Bryan Addy asked if there is going to be a different style, etc. Mike Sorano said this is relatively open. Lorel Purcell asked them where they are going with this. Brian Dillon said he was voting to have this put in the base bid. Tom Beaudoin said the bottom line here is that the Town still has to get what it wants.

Lorel Purcell referred to Items # 9 through # 13 and she said these are original alternates.

Lorel Purcell referred to Item # 9. She said this is just a bidding strategy and it has nothing to do with quality, etc. The Town wants to have a certain vendor. Tom Beaudoin asked who the vendor is that they will be utilizing. Lorel Purcell mentioned who she thinks it is. In order to keep this vendor's number on this, alternate manufacturers will be offered on the formal proposal so that they can let people bid the whole thing in order for them to get their number out there with the rest of the trades. Tom Beaudoin said he was hearing that at least for the controls that they were grossly over-engineered by hundreds of thousands of dollars. Mike Sorano asked Tom Beaudoin if he was willing to give them a name as to who had said this and Tom Beaudoin said he couldn't do that. Mike Sorano asked if that person has ever done a high performance test and Tom Beaudoin said yes. Tom Beaudoin said that person is very reputable and stand-up. Lorel Purcell asked if there is a certain category of control points that this person is willing to reveal. Tom Beaudoin said he would reach out to this person and he would get back to them. He said that his understanding is that they might have already sat down with this person or the Town might have.

Brian Dillon confirmed with Mike Sorano that the Commissioning Agent (CES) looks at the design too. Mike Sorano said that is correct. Brian Dillon said that he would have this same question posed to CES. Mike Sorano said they already had the Commissioning Agent review this, etc. and his comment was that this is a complete document. Mike Sorano said that he knows there are a lot of control points on this. One of the Connecticut High Performance Building requirements is for monitoring also and not necessarily for controls. He said this is why there is an excessive number of points but he said that he was more than willing to bring back an argument to his engineer. Tom Beaudoin said again that he wasn't there to "bastardize"

someone's spec. Brian Dillon asked Tom Beaudoin what he thought this was worth. Tom Beaudoin said he was told hundreds of thousands of dollars. He asked what a control system is worth on the mechanical side. Mike Sorano said probably \$5,000 or \$6,000 a square foot. Tom Beaudoin asked if this would be \$2,000,000. Mike Sorano said no and he said maybe \$1,000,000. Tom Beaudoin said he would reach out to the person and he told Mike Sorano that he would drop him an e-mail after that. Mike Sorano said that would be great. He said that they definitely want to know if there is something that they have way too much money on. He explained what Commissioning Agents are looking at. He said they hired them (CES) to review the design above and beyond their commissioning and he said this was on their own dime (Friar Associates) because of other reasons. He said this is why he is more than willing to listen to any additional input. Lorel Purcell said what amount she had for the controls.

Lorel Purcell referred to Item # 15 and she said this is the last priority. This will be for the enveloping around certain rooftop units. Mike Sorano explained that this wasn't his last priority. Brian Dillon said this is a good add alternate and he explained some more. Mike Sorano said these actually will attach to the units so it will be an easy alternate. Bryan Addy referred to the cooling towers in the back and he confirmed that those are masonry walls. Mike Sorano said right and those will go three feet higher than the units so the units won't be seen and they won't hear them.

Lorel Purcell told them where they were at after this evening's discussion. They were at \$2,146,265 and their goal minimum was to come to \$2,144,000 for the project total. She said when they had come to this meeting that they were at a little bit more than their goal. They were now at \$2,027,060 so they were \$117,000 short of their goal but she mentioned that she had question marks with regards to the white EPDM on the roof membrane and if the Town doesn't have an issue with PVC piping, as well as if they would consider aluminum feeders in lieu of copper. Mike Sorano thought if they bid the EPDM and the aluminum as alternates that they are going to bury this. Tom Beaudoin said this is without a doubt. He said it would take him a day probably to take the feeders off and he said that he could tell them how much they are going to save almost to the day. Lorel Purcell said this would be a huge amount of money but it is just that some people are against it. Chairman Frank Morse said this would be to code and they aren't going to be losing anything. Mike Sorano knows the Building Inspector is a former electrical contractor and he doesn't know if he will have a problem with this. Tom Beaudoin said no. He said that he isn't bidding this project because as far as he is concerned, this would be a conflict of interest for him. Mike Sorano asked if it would be a better idea to at least put the number out there. Tom Beaudoin thought so. Lorel Purcell asked Mike Sorano what he meant. Mike Sorano said as an alternate. He explained that if they don't put this out there and they end up over budget that they are going to ask each bidder to give them some Value Engineering. Tom Beaudoin said that he would have this put in the base bid so that everyone can bid "apples to apples". Brian Dillon agreed. Lorel Purcell asked if they could just arbitrarily change this. Tom Beaudoin thinks they have to run this by the chain. Mike Sorano said he will be stamping almost every drawing in this set but not that one because he needs to get his engineer on board and he is going to need to make his argument too. Lorel Purcell said okay.

Lorel Purcell told Tom Beaudoin that he had some other ideas. Tom Beaudoin said there is a lot of surface raceway that is being utilized on this project but metal is being used instead of plastic.

He explained that it looks just as good. There is not a problem with it and he has used plastic through a lot of projects. Lorel Purcell asked if the brand is called Wiremold. Tom Beaudoin said that can be used. He mentioned what is being spec'd out on this one. He said there are a bunch of them out there. Lorel Purcell asked if these have the same type of raceway. Tom Beaudoin said yes. He said this would be a big savings whether or not this is a two or three raceway.

Tom Beaudoin said he had looked at the clock system and they are going to be using Power over Ethernet as opposed to wireless. Mike Sorano said they didn't want wireless and Tom Beaudoin asked why. Mike Sorano said this is because it wouldn't be integrated to the PA system and the clocks would fail. He thinks that multiple transponders are going to have to be put to pick this up. He gave more details about what would happen if they were to have wireless. Tom Beaudoin said for him to be told the fixture type that they are carrying and he will "whack" that. He told them that the consultants who they are dealing with are giving them the high end because they are looking to doing something themselves afterwards. He said that he doesn't know who they are using. Mike Sorano said this is an open spec because they know that they are going to be getting some additional requests. Tom Beaudoin asked what they estimated the latest package to be worth and he mentioned about this being inclusive of the site lighting also. He asked if this is well over \$1,000,000. Mike Sorano said yes. Lorel Purcell mentioned the amount for the total lighting. Tom Beaudoin said they are at \$1,500,000. A discussion took place about this. Mike Sorano said what is important is that they put this lighting package basis of design in their energy model and this will include the controls of that package. This has to be as is required now by Connecticut High Performance Building. He explained more about this. Tom Beaudoin said they inevitably will have a basis of design. He explained that the other vendors will come in and "drop their pants" in order to be below this. He gave more details about this. Mike Sorano said the big savings will be them switching to a fluorescent fixture. He told them as they knew that this would be a full redesign. A discussion took place about the lighting. Lorel Purcell asked them if they wanted her to write this down so that they didn't lose sight of it and they said yes. Tom Beaudoin said yes but he said that he wasn't looking at compromising this by going to fluorescent if this is LED. He said this will be a matter of sticking with the LED.

Tom Beaudoin said they have fiber running from Rocky Hill High School all the way to Griswold Middle School and he asked what that is for. Mike Sorano said the main server for the district is at Rocky Hill High School and this serves Griswold Middle School. He referred to the phasing and he said for two years that a pole off of Bailey Road will be tapped off of. This will be run to Griswold Middle School for their internet service. In the end, they want the firewall to be at Rocky Hill High School with Griswold Middle School connected to that. He explained that the cable that is there now can't carry the bandwidth that they will want so they will want to replace that anyway. He said though that "right out of the gate", this will plug right into the back where there addition will be going. Tom Beaudoin asked if this exists now. Brian Dillon said yes. Tom Beaudoin asked what is being run there now and he asked if this is fiber. Mike Sorano said it is fiber and he mentioned that Griswold Middle School is doing an upgrade in that school right now. This won't carry anymore once they are done with the upgrades that are being done right now. He said that this is a good deal and they are doing their best to get as much reimbursed from the State as they can.

Chairman Frank Morse asked if anyone else saw any “low hanging fruit”. Bryan Addy referred to Item # 2 (on the changes to be made to the base bid drawings and specifications) with regards to the ceilings in the main lobby and he said that they might want to do that as an add alternate. He said this deals with the whole perception thing. People will walk in and say money was spent on the school and then they will look up. Mike Sorano said they actually are going to be doing this out of gyp instead of the wood ceiling so they will get some modulation in the ceiling, as well as separation. The pool area will have a different ceiling. Lorel Purcell asked if there is any of the wood left in the base bid. Mike Sorano said no.

Brian Dillon asked if they looked at any of the program space within the building in terms of layout as to if this could be phased or for other ideas where they could save money. Lorel Purcell asked Brian Dillon if he was talking about the way the classroom is designed. Brian Dillon said no. This would just be a general layout. He gave an example of how Principal Mario Almeida’s bathroom could be used as storage because there is another bathroom out in the administration area. He said he doesn’t know what this is worth but he said there are other areas that are probably more of a priority that they could do now. He explained a little more about this. He asked if they have gone through the designs of things. Lorel Purcell said no. Mike Sorano said a lot of things aren’t on this anymore and he said that they went through this pretty good. He said with this estimate that they couldn’t reach \$45,000,000 so they are targeting the \$49,000,000. Brian Dillon told Mike Sorano and Lorel Purcell that if someone told him to find them \$250,000 in layout changes that they could come up with a list. Lorel Purcell said she didn’t know how they would do that without “killing” part of the addition because the inside of the building is the inside of the building. She explained that one of their ends was to make the outdoor storage off of the gym being an add alternate. Brian Dillon said this is being pushed back because of a security issue. Lorel Purcell said that was rejected.

Mike Sorano referred to one spot where they haven’t captured the money back yet. He said they went through a lot of iterations on the access control with the Police Chief and with SecureWatch 24. They finally came to the final school-wide strategy. This modified the access controls at Rocky Hill High School and he believes that there is a lot less access control for the exterior doors than there had been. The cameras weren’t changed. Tom Beaudoin said they have a “boatload” of cameras in there. Lorel Purcell said those had been on their Value Engineering list with regards to taking twenty cameras out but then they kept talking about them. Tom Beaudoin said it costs over \$1,000 per camera. He talked some more about the cameras.

Bryan Addy asked if it would be possible to reuse the existing water service that comes in at the front of the school. Mike Sorano said no. If they try to tap that existing service then it is going to cost them more to do that and to bring the water to where it needs to go than it would be to just run a brand new one. This is the way it had been analyzed. Bryan Addy said the site drawings have to be coordinated with the plumbing drawings. Mike Sorano said yes.

Bryan Addy referred to under the stage area. The sprinklers are going to be replaced there and he asked if there is a reason for that. Mike Sorano said if Jim (no last name was given) did this it is because the current configuration doesn’t meet NFPA and he said that he would bring this question up to him. Bryan Addy said they have a whole new wood flooring system on the stage as well and there is wood floor refinishing. Lorel Purcell confirmed that the wood floor

refinishing is more for the gym. Bryan Addy then said that this will be under the bleachers. Chairman Frank Morse said the stage floor has to be replaced because he has heard about this for the last eight years. Bryan Addy said he knows that sprinklers will have to be done if they are going to rip that stage floor out. Mike Sorano said that he will look into this. Bryan Addy said the theory might have been that they want to replace the stage floor so that they will replace the sprinklers while they have the stage floor open but if they don't need to replace the sprinkler system then they don't need to replace the stage floor so they could put a new layer of plywood and paint on that. Mike Sorano said that one of the things that they had been going back and forth with was that the Fire Marshal had wanted them to put sprinkler heads above the existing ceiling in the auditorium and he said that he didn't know if this is "a dead issue" or not. Mike Sorano said this is cost estimated and designed in. He thinks they might be able to come up with a strategy of blocking that off and making it inaccessible but he said that he wouldn't commit to anything at this point.

Chairman Frank Morse asked Bryan Addy what else he had. Bryan Addy said he knows that they are putting the stairwell behind the pool wall. This will bring them from the first floor to the second floor within the school and this will also give them stair access to the pool mezzanine because they will be taking the stairway to put the lift in. He said he thought he had mentioned this a long time ago at one of the Public Buildings Commission's meeting as to if there is any way possible for them to use the lift that they have on the outside of the building for them to go up one more level and get them through the back wall to get them up to that landing. He then asked if the existing stairs to the mezzanine could be kept there and then they wouldn't have to put a new external stairwell in. The existing curved stair could be left in that is currently being demoed and they could also leave the existing entryway system in place now. He said this could save at least \$400,000. Lorel Purcell asked Bryan Addy if he was talking about the lift that is going directly into the school. Bryan Addy said he was talking about utilizing the elevator addition they are putting on to bring them up one more level in order to get them in through the back wall to the mezzanine. Lorel Purcell told Mike Sorano that his issue was that he wanted to direct everyone to the main office. Mike Sorano said there will be a breach of the security if that elevator is entered from the outside and people get into the school. That elevator only gets people to the upper level of the outside of the building. He said that people will have to enter through the Sally Port to get into the school and he explained some more. Bryan Addy asked if there was no way for handicapped people to get some kind of a key access through the main office to access the elevator to get to the third floor. He asked how often they run into this. Mike Sorano said elevators can't be keyed because that is against ADA. He said that during school hours and after school hours there has to be a push button. He then said that this was one of many solutions. Bryan Addy asked if there was no way to keep the existing curved stairwell there and for them to maybe just bridge across from that. Mike Sorano said the other issue is that they wanted to give access from the pool area to the top of the bleachers from the pool area itself so that they won't leave the pool area. Bryan Addy said they could cut a corridor in through that storage space because all of the mechanicals are going to be removed in there. Mike Sorano said the main duct isn't going to be removed though and the head height under that is probably five feet. Bryan Addy said that he thought that was all coming out. Mike Sorano said no and he said that is the major air handler. He said the best idea that he heard was for them to just get rid of the grandstand in there and to have an ADA bleacher put in.

Lorel Purcell told everyone that the idea is for them to stay on target. She said that she wasn't going to go to the Rocky Hill High School meeting tomorrow and Mike Sorano said they were just going to deal with Capital projects at that. Lorel Purcell said for the next meeting with Rocky Hill High School after that one that they should let people know that these are the items that this Committee came up with so that they are aware of this.

At this point, Mike Sorano said he was going to ask Lieutenant Rob Catania to approve the access control to the school. Mike Sorano told Bryan Addy that he would let him know about this.

III. REVIEW – ROCKY HILL HIGH SCHOOL RENOVATE AS NEW PROJECT SCHEDULE

Lorel Purcell passed out copies of this schedule now. (Please see the second attachment.) She mentioned that she hadn't updated this since April 2, 2014. They are at the point now of approving the Value Engineering revisions. They have this targeted to be done for May 5, 2014. She wasn't sure if there will be a "Super Committee" meeting that day but she thinks a lot of people will be getting together that day. The idea is for them to be done with this effort and for them to identify these items so that they can say that they are within their target. Mike Sorano said that he thought this evening's meeting was the meeting where they were going to be doing that. Finance Director John Mehr told them that he thinks they should research whatever they were going to and for them to come up with a new bottom line number. They could then have a meeting where there are some Town Council members at it. Lorel Purcell mentioned again how May 5, 2014 is the target. She said at the same time that Friar Associates has started reviewing their documents. Friar Associates had been getting all types of reviews done from different people and they have been doing their updates. She said that OSF owes them review comments, which were supposed to be done on April 9, 2014, but they have promised to give these at the end of this week. She said that she is giving Friar Associates six weeks to incorporate all of the Value Engineering into the bid documents but she said that she was sure that this could be tightened down because they had a lot more on their list when she had been coming up with this schedule before. They had been going after some big ticket items originally. She asked Mike Sorano if he wanted three weeks instead now and he said yes. Friar Associates will have to go back to meet with the State once they are done incorporating all of the Value Engineering and all of the review comments. That takes about one week normally but she said that she is giving extra time to do this because she isn't sure if Mike Sorano is going to have to explain all of these things. Lorel Purcell said she maybe gave twice as much time as is needed so she said that maybe two weeks is all that is necessary. The State has already seen the set of documents and they know the alternates. They will now be going back to the State with a different set of documents that have alternates. She said that Mike Sorano will have to explain this and the State is going to have to be okay with this. Lorel Purcell doesn't know if the State is going to take time to review this. Mike Sorano said they might but he thinks the State is going to see that this doesn't affect ADA. Lorel Purcell said that she might have been too conservative with this schedule.

Bryan Addy asked if the State is going to be given a new set of drawings or he asked if the revisions are going to be compiled for them to make this easier. Mike Sorano said he will start

with a list stating what is going to be done. Lorel Purcell said the State cares about ADA and she mentioned that none of this is going to impact any of that.

Lorel Purcell then said that the rest of the schedule is the rest of the schedule. Nothing is different about the rest of it. Mike Sorano said he thought that Lorel Purcell was thinking that the parking lot design was going to be modified. Lorel Purcell said the locker rooms too. Mike Sorano said that would have taken time to do. Lorel Purcell said that she could pull the schedule back about four weeks or so but they have to do some abatement work this summer either way. Finance Director John Mehr asked when that would be going out to bid. Lorel Purcell asked if this would be just for the abatement and Finance Director John Mehr said yes. Lorel Purcell asked if May 6, 2014 would be a realistic date because she didn't want to pull the schedule back and then all of a sudden things aren't getting done on May 6, 2014 either.

Chairman Frank Morse said that was his biggest criticism in looking at this. Their start of construction date originally was March of 2014. He explained some more. Lorel Purcell asked them again how realistic they think May 6, 2014 will be. She asked where it has to come from with regards to giving Friar Associates direction to proceed with incorporating the changes. Bryan Addy said they could hold a joint meeting between the Government Operations Committee and the Public Buildings Commission. Brian Dillon said this Committee this evening is the one to put this forward but then they are going to have to have the Public Buildings Commission, the Government Operations Committee and the School Buildings Committee meeting all at once. Finance Director John Mehr thinks the School Buildings Committee is going to have to approve this. Brian Dillon said yes. Finance Director John Mehr asked if the Board of Education has to approve something too. Brian Dillon said no because the ed specs haven't been changed. Lorel Purcell said that Superintendent Dr. Mark Zito has been involved with all of the conversations all along.

Chairman Frank Morse told Lorel Purcell and Mike Sorano if they get the final numbers and they get this submitted to them (with all of the Value Engineering and add alternates) then they will convene a meeting. This could be right before the next Town Council meeting. Mike Sorano thinks that the only ones who have to approve this are the ones that had approved this to go to the State because technically the document they are changing is the one that had gone to the State. He said what is more important is that everyone understands what they are getting for a modified project. A brief discussion took place as to who had approved this for it to go to the State. Brian Dillon said this would actually be the Board of Education, then the School Buildings Committee and then the Government Operations Committee. Mike Sorano said this is right. Brian Dillon said in this case, the Public Buildings Commission is advisory but they have a seat on the School Buildings Committee. Brian Dillon said the EDO49 had been signed. The School Buildings Committee, the Government Operations Committee and then the Town Council signed this document. Mike Sorano said the signatures on that should be the ones that should technically approve these changes to that document.

Mike Sorano thought that what was out on the street right now is how all of these Value Engineering changes are being made. People think these will "kill" the project but he told everyone that he thinks it is important that they will have the opportunity to say that they aren't "killing" the project. Finance Director John Mehr asked if they have to wait for the legislation to

pass this too. Mike Sorano said in the end yes. Bryan Addy said that date is May 7, 2014 and he asked how certain they are that they are going to get the space waiver. Brian Dillon said they would be administratively getting additional money through the State Department Of Education's bill. Finance Director John Mehr said the amount will be going up from \$44,900,000 to \$50,000,000. Brian Dillon said that is correct. Tom Beaudoin asked if this will still have to go to the Bond Committee. Brian Dillon said no. He said the State Department of Education "throws" one huge bond out for various projects. Mike Sorano explained some more. Finance Director John Mehr said the space waiver will increase their State reimbursement. Mike Sorano said that is the key component right there. Finance Director John Mehr said the bottom line is them getting approved to make this project a \$50,000,000 one. He explained some more and then said that they just won't be able to exceed \$50,000,000 for the cost of this project. Brian Dillon said that is correct.

Lorel Purcell explained a little bit more about the schedule. Finance Director John Mehr confirmed with Mike Sorano that this won't be a project until the State approves it. Mike Sorano said that is right. Lorel Purcell said they won't be going out to bid until the legislative session is over. Mike Sorano said they could technically go to bid before that but he doesn't think that the Town will be allowed to. He said that the State will give them permission to go to bid before that. Finance Director John Mehr said the Town Council still has to approve the \$50,000,000. Brian Dillon told Finance Director John Mehr that he was right. Mike Sorano said that a lot of people think that this is getting "glommed on" to Wethersfield's special but that is actually going on in the school construction bill and it isn't a special act itself. Brian Dillon said that Wethersfield is on the special act too. He said it will be Rocky Hill, Wethersfield and Norwich. Mike Sorano said this will get more into the school construction bill and this will get tagged on as an amendment to that. He explained that that happens every time.

Lorel Purcell said that she would finalize everything with regards to what was discussed at this evening's meeting. She told Chairman Frank Morse that she would send this to him and he could forward it to everyone. Chairman Frank Morse said that would be fine.

IV. ADJOURNMENT

The meeting adjourned at 9:34 p.m.

Respectfully submitted,

Jo-Anne Booth
Recording Secretary

